

**CASTLE BEACH CLUB CONDOMINIUM ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**

**Tuesday, June 13, 2006**

**7:00 PM**

**Board Member(s) Present:**

Juan Carlos Gonzalez-President, Sergio Purrinos-Vice-President, Angel Leal –Vice President, Caridad Amores –Secretary, Robert Berman-Treasurer.

**Representing Miami Management, Inc.**

Tati Robertson-Property Manager

**Also Represented at the Meeting:**

Ray Miranda-UCI Engineering

**Meeting Called to Order:**

The meeting was called to order at 7:30 pm

The meeting was held at the Carriage House, next door to the Castle at 53<sup>rd</sup> and Collins Ave.

The meeting was tape recorded. The minutes were prepared by Tati Robertson & Robert Berman.

**Approval of the previous meeting minutes:**

There were no minutes to approve from the last meeting due to a lack of a quorum.

**OLD BUSINESS:**

The Board took up the matter of a maintenance reduction that had been given to Rocio Sullivan owner of unit M19, through a letter sent by our attorneys, Haber & Ganguzza. Ms Sullivan had requested that her maintenance be reduced because her unit was smaller than the other M units. The matter had however never been formally approved by the Board, but by error had been communicated to Haber & Ganguzza as if a board decision had occurred. The Board decided to table the issue until the next board meeting to allow our attorneys time to research whether the board can actually make this decision or whether it would require a change in the by-laws. Also in question is how a reduction in percentage of ownership affects all the remaining owners and consequently, maintenance and assessment. Our attorney, Joseph Ganguzza wrote a letter to the Board on 5/24/06 in which he cites Florida Statute 718.104 (3) (f) ...”no amendment may change the configuration or size of any unit in any material fashion, materially alter or modify the appurtenances to the unit, or change the proportion or percentage by which the unit owner shares the common expenses of the condominium and owns the common surplus of the condominium unless the record owner of the unit and all record owners of liens on the unit join in the execution of the amendment and unless all the record owners of all other units in the same condominium approve the amendment. “ Also indicated is that the condo documents in the Articles of Incorporation (Article X1-By-Laws indicate the verbatim). As such, all maintenance fees applicable on this unit will be back charged to the owner.

## **Treasurer's Report-by Robert Berman**

We have renewed our insurance policy with Citizens. Although we received an increase for the coming year we can expect a possible doubling or tripling of the insurance rates.

We will have to have a budget meeting shortly probably in July to approve a new 6 month budget to accommodate an occupied building. Miami Mgt. is working on the budget and the Board will have to approve once it is completed.

Has been in discussion with an attorney, Dan Weiss, who is representing us in our tax abatement case. The bldg. did receive an abatement or reduction from taxes from the County already. The County de-valued the bldg. and this was reflected in our last tax bill. However, our attorney requested a hearing to devalue the "land value" as well. There will be a hearing in June and we will keep you posted on the results.

If you are interested in inspecting the audit for 2005 please contact Tati.

## **NEW BUSINESS**

### **Renovation Progress**

The President, Juan Gonzalez introduced Ray Miranda who along with Robert Berman gave the following construction update:

1. Ray Miranda (UCI Engineering) has been hired to oversee all "life safety" issues. It is expected that he will be able to complete all aspects of the initial phase necessary to open the building for the first 4 floors by the end of July or mid August. These include; electrical, structural, sprinkler and any other fire safety issues. He has secured agreements from all the subcontractors who have agreed to be paid over a 30 month period but will perform the work within 12 months.
2. Buchanan Services removed all mold from the lobby.
3. The main roof repair will be finished by mid June.
4. Buchanan will complete all asbestos removal in lobby by mid June.
5. All broken windows from Hurricane Wilma will be replaced this week.
6. All unnecessary shoring in the garage area placed by Diversified & co. will be removed. Miranda working on this.
7. Facade on the roof has been completely removed. A new design is in the works. Cost to paid for by our insurance.
8. Roof over the theatre to be "re-pitched" and redone by mid-June.
9. We are getting bids to replace our security cameras which we expect will be covered under our insurance policy.
10. We will shortly sign a structural contract and will begin work in June. We were able to save several hundred thousand dollars in agreeing to the low bidder recommended by our current structural engineer.
11. Seico has been hired to do dry wall and plastering.
12. Miranda reports that he will have the 4<sup>th</sup> floor ready for inspection by early July, with everything from fire safety, fire stopping, fire sprinkler, & mechanical. Once he gets a sign off that will be the protocol for every floor in the bldg.
13. First 4 floors will have all of the above complete by mid July.
14. Ray expects to be able to open at least 4 floors per month possibly 8.
15. Any unit that has less than 400 square feet will have to have all their appliances disconnected and removed in order for them to occupy their units,
16. Any unit that has more than 400 square feet but has a potential fire safety issue because of illegal wiring or inadequate wiring will have their appliances disconnected but will not have to remove them.

17. There are many more projects scheduled but we need to wait until we have sufficient funding either by insurance proceeds or a loan. These include; new windows and frames, new railings, new carpeting, painting interior, painting exterior, pool repair, pool deck repair, tennis court repair, back staircases, new wiring to increase amperage load, new A/C repairs, new elevator upgrades.

### **Legal Update**

Caridad Amores presented the legal update on issues still outstanding;

The Association is trying to protect the interests of all owners as best it can .The City however is entitled to inspect all units and insist on removal of violations.

We have an insurance co.Federal Insurance, trying to deny coverage based on the old board's misrepresentation of existing violations.

We also have another attorney, Raul Puig who is still handling the class action suit. This involves relocation costs for owners who were displaced as a result of the former Board's actions. But there are modifications to the suit that have to be made.

We are in the process of making claims against, Robert Stone (the Receiver), Pistorino (the engineer retained by Stone), and Diversified (the shoring engineer retained by Stone & Pistorino). We will keep you posted on our progress.

We have a suit a by the Grocery Store (Welcome) in the lower level.

We are still defending the suit by Faswag., the prior hotel association that sued the Association and was responsible for the appointment of the Receiver and the ensuing closure of the bldg.

The Board signed a "hold harmless agreement" with the City to allow renovations to proceed.

### **General Discussion**

Meeting was adjourned at 9:50pm